

***Minutes from the Planning Commission
Regular –January 9, 2003 meeting
7:00 p.m. – Town Hall of Nolensville Tennessee***

Vice-Chairman Rick Fisher called the meeting to order at 7:00 p.m. with the following additional members present: Frank Wilson, Willis Wells, Bob Haines, Larry Gardner, Mayor Knapper, and Larry Felts (replacing Joe Rositano). Members Rob Pease and Jeff Dobson were absent. Joe Rositano arrived late.

The following staff members were present: Mike Delviziis, Colette Meehan and Don Swartz.

Citizens present were: Jim Soloman, Charles Lawson, Betty Friedlander, Jackie Bauman, Marietta Cotton, Mark Drake, Roy Graves, Derick Lyle, Dick Jordan, and Kate Jones.

Vice-Chairman Fisher led the Pledge of Allegiance.

Item III on the agenda, approval of December 12, 2002 minutes.

Motion to approve the December 12, 2002 minutes made by Mayor Knapper. The motion was seconded by Willis Wells and was passed unanimously.

Item IV on the agenda, Citizen's comments

Mr. Roy Graves, 503 Cedarbrook Lane, asked if there were any design or architectural guidelines for the homes to be constructed in the proposed Callaway Farms subdivision.

Colette Meehan said that there are none at this time.

Item V on the agenda, New Business

A. Commission Member Terms of Office

Presentation by Mayor Knapper. Mayor Knapper said that he was considering asking the Board of Mayor and Aldermen to set the Commission member terms at two years maximum which would require an amendment to the Zoning Ordinance.

Following discussion, Mayor Knapper made a motion to recommend to the Board of Mayor and Aldermen that section 1.8.1 of the Nolensville Zoning Ordinance be amended as

follows: Fourth sentence to read, “ The term of the seven members appointed by the Mayor shall be for two years with staggered terms.” The motion was seconded by Frank Wilson and approved unanimously.

A.1. Election of Officers (not on agenda)

Chairman: Frank Wilson was nominated by Willis Wells and seconded by Bob Haines. There were no other nominations, approved six for and one abstaining (Frank Wilson).

Vice-Chairman: Rick Fisher was nominated by Larry Gardner. Mayor Knapper moved to elect Rick Fisher by acclamation. There were no objections, the motion passed.

Secretary: Bob Haines was nominated by Larry Gardner with a second by Larry Felts. Frank Wilson moved that nominations be ceased and Bob be elected by acclamation. There were no objections, the motion passed.

B. Sprinkler Ordinance

Presentation made by Mayor Knapper. Mayor Knapper handed out copies of the Pleasant View, TN residential sprinkler ordinance and a construction cost comparison list for area communities to the Commission. Mayor Knapper also advised the Commission of an informational meeting on January 20, 2003 to discuss a proposed residential sprinkler ordinance for Nolensville.

The Commission decided to defer discussion of this topic until the next agenda.

Item VI. on the agenda, Old Business (taken out of order)

A. Final review of the Subdivision Regulations

Presentation by Colette Mehan. Colette informed the Commission that Auto sales is generally considered a retail use that is compatible with other commercial uses in the Commercial Services district. Colette said that if auto sales is permitted in the Village Fringe district that there are no screening requirements between it and adjacent parcels in the V.F. district. Colette said “ my recommendation is that

we require screening for this use if it is in the Village Fringe district.

Colette said that her interpretation of the zoning ordinance was that “ auto sales fall into retail uses and would be allowed (in the Village Fringe district) and that we review specific sites. In the future, we will develop a fourth buffer area that would be applicable in the Village and Village Fringe zone districts.”

Colette informed the Commission that there are two other uses not defined in the zoning ordinance, personal services, such as barber and beauty shops, and car wash which is permitted in the Office Industrial zone district.

Mayor Knapper informed the Commission that he has received two requests to allow car wash facilities in the Town, and that this was something the Town needed to consider.

Colette said “ my recommendation is that if we allow car washes in the Commercial Services district that we do so as a use permitted with conditions.”

Mayor Knapper made a motion to have Colette create a list of conditions for car wash uses. The motion was seconded by Bob Haines and approved unanimously.

Item V. on the Agenda, New Business, continued

C. Open Burning Regulations

Mayor Knapper informed the Commission that the Board of Mayor and Aldermen would be discussing this and that he would like to have any comments the Commission members have.

Rick Fisher asked if we could include this permit form in the other permits in the package we provide to builders.

D. Monthly Bond Report

Presentation by Mike Delvizi. Larry Felts made a motion to accept the report as submitted and approve six month extensions to the bonds for McFarlin Woods Sections I and

II. The motion was seconded by Frank Wilson and approved unanimously.

Item VI. on the agenda (continued)

A. Subdivision Regulations

Presentation by Mike Delvizi. Mike handed out street lighting standards from Middle Tennessee Electric. Mike informed the Commission that Middle Tenn. Elec. suggested that the Town adopt one or two designs for street lights in order to minimize future maintenance problems and costs. Mike suggested that the Commission members review the material for discussion at the public hearing.

Following discussion on the responsibility of the Town for the maintenance of street lights and traffic control signs, Colette recommended to the Commission that they set a public hearing date next month at the February meeting for the consideration of the proposed revisions, with final adoption taking place in March of 2003.

Rick Fisher moved to have the public hearing in February and the agenda item for adoption set for March. The motion was seconded by Larry Gardner.

Rick Fisher asked for discussion on the motion. Mayor Knapper stated that he preferred to have the public hearing and the adoption of the subdivision regulations on the same agenda to keep everything moving forward.

Colette stated that she wanted to make sure that the policy for this item is in the right place, either the subdivision regulations or the ordinance.

Following additional discussion, it was decided that everyone was in favor of the motion, with the exception of Mayor Knapper. (No formal vote was taken)

Item VII on the agenda, Other Business

Mayor Knapper handed out copies of a communication he had received from MTAS regarding training for Commission members.

Item VIII on the agenda, Adjournment,

Motion to adjourn made by Larry Felts, second by Larry Gardner,
passed unanimously, meeting adjourned at 9:12 p.m.

Frank Wilson
Planning Commission Secretary

Date